

**TOWN OF MONCKS CORNER
MINUTES OF REGULAR COUNCIL MEETING
HELD IN TOWN HALL
TUESDAY, AUGUST 16, 2016**

Present: Mayor Michael A. Locklear

Council Members: Mayor Pro-Tem David A. Dennis, Jr.
Johna T. Bilton Charlotte A. Cruppenink
James N. Law, Jr. Chadwick D. Sweatman
Dr. Tonia A. Taylor

Staff

Present: Jeffrey V. Lord, Town Administrator
Marilyn M. Baker, Clerk-Treasurer
John S. West, Attorney
Lisa M. Hancock, Accountant
Jessica Morgan, Accounts Payable/Payroll Clerk
Ehrichs B. Ollic, Police Chief
Mark Fields, Police Captain
Michael Roach, Police Lieutenant
David A. Miller, Fire Chief
Ralph Jones, Recreation Director
Sara Anderson, Events Coordinator
Butch Svagerko, Public Service Director
Doug Polen, Planning Director
Chance Price, Chief Building Official
Robert E. Watson, Administrative Judge

Call to Order:

Mayor Locklear called the Regular Meeting to order at 6:42 p.m.

Invocation:

The invocation was given by Dr. Tonia A. Taylor. Dr. Norman Rogers, Pastor of Wassamassaw Baptist Church was unable to attend.

Pledge of Allegiance:

Mayor Locklear asked Councilman Law to lead everyone in the Pledge of Allegiance to the American Flag.

Recognition: Employee of the Quarter

Mayor Locklear and Town Council recognized Matt Still as employee of the quarter for the period of April - June, 2016. They thanked Matt for his exemplary professionalism, diligence and dedication to the Town of Moncks Corner.

Regular Council Minutes – Tuesday, August 16, 2016

Approval of Minutes:

Regular Meeting of Tuesday, July 26, 2016:

Motion to approve the Regular Meeting Minutes of July 26, 2016 was made by Mayor Pro-Tem Dennis. Motion was seconded by Councilwoman Bilton and was unanimously approved.

COMMITTEE REPORTS

Administration:

Mayor Locklear had nothing to add.

Administrator Lord recommended that Council consider combining the Finance and Regular Meeting Agendas in the future instead of having two separate meetings. The consensus of Council is to combine the two meetings into one agenda and to begin the process in October, 2016.

A copy of the Finance report was included in the Council agenda packets.

Municipal Court:

Councilwoman Taylor had nothing to add.

Administrative Judge Robert Watson had nothing to add.

Police Department:

Mayor Pro-Tem Dennis had nothing to add.

Chief Rick Ollic invited everyone to attend the Community Outreach Program in Sterling Oaks on Thursday evening from 5-7 p.m.

A copy of the Police Department Report was included in the Council agenda packets.

Fire Department:

Councilwoman Bilton had nothing to add.

Chief David Miller added that the Fire Department conducts CPR classes every Saturday morning at the Fire Station. He also added that the Fire Department is in partnership with the American Red Cross to provide smoke detectors to anyone who needs one. The American Red Cross provides the smoke detectors and the Fire Department installs them. He asked that if anyone knows of someone who needs a smoke detector, to please have them contact the Fire Department.

A copy of the Fire Department Report was included in the Council agenda packets.

Regular Council Minutes – Tuesday, August 16, 2016

Recreation Department:

Councilman Law had nothing to add.

Director Ralph Jones reported that they met with the Playground Group out of North Carolina recently. The playground equipment for the Recreation Complex should be in 4-6 weeks. Once he gets a definitive date for the playground equipment to arrive, he will schedule a community workday to install the equipment. He also reported that he and Administrator Lord met with the Miracle League Officials to discuss the possibility of a Miracle League in Moncks Corner. They will keep Council informed as they learn more.

A copy of the Recreation Department Report was included in the Council agenda packets.

Public Service Department:

Mayor Pro-Tem Dennis had nothing to add.

Public Service Director Butch Svagerko had nothing to add.

A copy of the Public Service Department Report was included in the Council agenda packets.

Planning Department:

Councilwoman Cruppenink had nothing to add.

Director Doug Polen had nothing to add.

A copy of the Planning Department Report was included in the Council agenda packets.

Building Department:

Councilman Sweatman had nothing to add.

Chief Building Official Chance Price had nothing to add.

A copy of the Building Department Report was included in the Council agenda packets.

Development Incentives for the Town of Moncks Corner:

Administrator Lord explained that the incentives presented are meant to help off-set some infrastructure cost borne by developers that is a public asset. For residential, the cost of implementing this incentive is covered wholly by the increased property tax of the development. This program will allow a residential developer who executes an approved residential development to, over a period of ten (10) years, recoup up to 100% of his/her public infrastructure costs. This incentive program gives the Town of Moncks Corner an economic development tool to encourage future growth and development within the Town limits and/or motivate those undertaking development near the Town to

Regular Council Minutes – Tuesday, August 16, 2016

become part of the Town through annexation in order to take advantage of this program.

The program will assist the Town in expanding its number of citizens, land mass, property tax base, and infrastructure capacity.

The incentive is an infrastructure re-imbursement plan made possible by increased property tax revenues from increased property values over a period of ten (10), or until total amount of eligible expenses is repaid, whichever comes first.

Any developer, undertaking a project that includes at least 10 homes and lies within the Moncks Corner Town limits is encouraged to contact the Town during the planning stage to initiate the process.

The Commercial Development Incentive Program will allow a commercial developer or qualifying individual business who executes an approved, qualifying development to, over a period of ten (10) years, recoup up to 100% of his/her infrastructure costs. If the development is undertaken in the Downtown Area, the rebate period is extended to fifteen (15) years. This incentive program gives the Town of Moncks Corner an economic development tool that encourages future commercial development to be done within the Town limits and/or motivates those undertaking development near the Town to become part of the Town through annexation in order to take advantage of this program. In addition, it further incentivizes development in our Downtown area.

The program will assist the Town in expanding its number of citizens, land mass, property tax base, sales tax revenue, service offerings to its citizens, and infrastructure capacity.

The incentive is an infrastructure re-imbursement plan made possible by increased property tax revenues from increased property values over a period of ten (10) or fifteen (15) years based on location, or until total amount of eligible expenses is repaid, whichever comes first.

A developer, undertaking a project that includes a minimum of 30,000 square feet of space, a single "anchor" tenant that occupies at least 10,000 square feet, is 66% pre-leased and lies within the Moncks Corner Town limits is eligible and encouraged to contact the Town during the planning stage to initiate the incentive program process.

Attorney John West recommended that an ordinance be prepared for the development incentives. Administrator Lord responded that he will work on an ordinance.

Agreement: Law Enforcement Assistance and Support, Multijurisdictional Task Force Metro Narcotics Team.
This agreement was addressed during the Finance Meeting.

Regular Council Minutes – Tuesday, August 16, 2016

First Reading By Title Only: An Ordinance to raise revenue and adopt a General Operating Budget, Special Revenue Budget, Debt Service Budget and Capital Projects Fund Budget for the Town of Moncks Corner, South Carolina for the Fiscal Year beginning October 1, 2016 and ending September 30, 2017.

Motion was made by Councilman Sweatman to approve an ordinance for first reading by title only to adopt a general operating budget, special revenue budget, debt service budget and capital projects fund budget for the fiscal year October 1, 2016 and ending September 30, 2017. Motion was seconded by Councilwoman Bilton and unanimously approved.

Second Reading and Public Hearing: Ordinance No. 2016-12

An Ordinance to amend Article 8, Section 8-6, Section 8-7, and Section 8-8 of the Town of Moncks Corner Code of Ordinances pertaining to Buildings and Building Regulations.

Public Hearing: There were no comments from the public.

Motion to amend Article 8, Section 8-6, Section 8-7, and Section 8-8 of the Town of Moncks Corner Code of Ordinances was made by Councilwoman Bilton. Motion was seconded by Councilman Sweatman and approved unanimously.

Public Input:

Lorraine Coward of 1112 Quenby Lane, expressed her gratitude to Council for the wonderful job Chief Building Official Chance Price and Deputy Building Official Thurman Pellum did in making the contractors who were working on her home follow the correct building codes. She added that it was really good to live in a nice Town with good, sweet and wholesome people. Mayor Locklear and Council thanked her for her comments.

Mayor's Report:

Mayor Locklear reported that he spoke at the One Berkeley County School Program, where they give school supplies to children. The event was held at the Recreation Complex this year. They had approximately 3,000 book bags to give away. He added that it was an awesome experience to see so many children receive the book bags. He thanked the School District for putting on this event at the Recreation Complex.

He reported that the widening project for the Highway 6 and 17-A intersection will begin next month.

He thanked Council and staff for working so hard on the FY 2017 Budget. He added that he believes the budget is a really good budget and is proud of what Moncks Corner has accomplished. The Town is progressively moving forward. He added that he is really proud of Council, staff and the

Regular Council Minutes – Tuesday, August 16, 2016

Town Attorney for the great job that they do.

Adjourn:

Motion was made by Mayor Pro-Tem Dennis to adjourn the Regular Meeting. Motion was seconded by Councilman Sweatman and unanimously approved. Meeting was adjourned at 7:07 p.m.

A copy of this meeting's agenda was e-mailed to the Post and Courier, The Berkeley Independent, Channel 4 and Agenda Depository. As required, the agenda was posted on the bulletin board at Town Hall at least 24 hours prior to the meeting.

Minutes Approved and Adopted:

Marilyn M. Baker/Clerk-Treasurer

September 20, 2016
DATE